

CITY OF KUNA

REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 18, 2015

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	Absent
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X		
Commissioner Ron Herther	X		

6:00 pm – SPECIAL PLANNING AND ZONING COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 pm**.

1. PUBLIC HEARING

- a. **14-01-ACI: Area of City Impact Map** – City of Kuna: A request by Kuna Planning and Zoning to define the boundaries of Kuna's Area of City Impact; amending the Area of City Impact boundary in no way affects the current use or zoning of any individual property and is solely for the purpose of planning.

Wendy Howell: For the record, Wendy Howell; Kuna Planning and Zoning Director. As you all know, or most of you know that this has been an ongoing issue that we are trying to get finished; the area of city impact map. The area of city impact was approved in 1999 by Ada County. However, it only encompasses a small fraction of the city limits. Due to tremendous growth and annexations that have occurred since that time, the existing impact area map no longer serves its purpose. Kuna does have a facility planning study for sewer, water and pressured irrigation; once this has gone through and the boundary is in its final stage of determination and approved by the Ada County Commissioners, then the planning study will be updated. Storm drainage is handled by ACHD (Ada County Highway District) through seepage beds and City of Kuna handles waste water and storm water that has to be retained on-site, and if there is, they are contained by seepage beds.

Kuna fire district owns station number two (2) building at Five Mile and Kuna Road and has future plans to have this facility staffed as the need arises -according to Joe Stear. Kuna Police is contracted through Ada County; as the city limits expand, so will the police department as needed because we definitely want to make sure that the safety of citizens and businesses continues. It is important to note, the proposed area of city impact boundary does not overlap any other cities' boundaries. No other city has voiced any concerns with us at this time. I will note though, that there are two areas of city limits that are only ...'needling' properties within other areas of city impact; however, it is the mayor's directive at this point to have it stated and done; assuming this gets approved.

As soon as this is approved, it will be going to the Ada County Commissioners for their approval. Once this is all said and done, we will be doing a new comprehensive plan as early as possibly next year. It may not get started until the fiscal year turns, but I know it will need to be done -so that we can get it out into the community for input and actually let the community provide some good input on that new comp plan. With that, I will stand for questions.

C/Young: Ok.

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C/Hennis: Has the city to the north; -Meridian, seen this? Have they responded?

Wendy Howell: I had staff do my agency notifications and our procedures are typically to notify them. I cannot say definitively if that was done here; however, I do know that they're upcoming annexation of 1300 and some odd acres that abuts our area of city impact was not noticed to us, but it will be forwarded to them when it goes to the City Council.

C/Hennis: Ok.

Wendy Howell: Only because I don't know if they would do the same.

C/Young: One of the things I notice about this map, is that it is back to a previous iteration?

Wendy Howell: Yes sir; on the eastern boundary, not just the planning area boundary that was just approved.

C/Young: Ok.

***Someone in the audience speaks: "Could I just have a clarification?"

C/Young: You can, but I just have not opened the public hearing quite yet.

Wendy Howell: Does anyone else have any questions at this time?

C/Young: No? So at this time, I will open the public testimony at 6:12 pm and I have listed here in favor; Robin Ward, please step forward and state your name and address for the record.

Robin Ward: I'm Robin Ward, 12345 S. Cloverdale Road, Kuna, Idaho. I just was curious on the clarification, you said something about the north boundary ***inaudible*** ...are you taking that road across or is that...I'm just looking to see if you're changing that?

Wendy Howell: No

Robin Ward: Oh, Ok so I thought you were saying that you were going to make that part of it.

Wendy Howell: No, just the northern boundary there.

Robin Ward: Ok, and I had another question for you –it seemed to me like the neighborhood center or what the neighborhood districts are?

C/Young: The intent of those is that those are areas that the city has a vision for some commercial areas which are kind of around placed in certain neighborhoods as there is also in the core of downtown.

C/Hennis: Yeah, to provide those kinds of services for neighborhoods and such, like out in those little shopping centers.

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Wendy Howell: Yes, such as a Laundromats or typical things that a person need that you just kind of cluster together so that they can meet those services. Are you talking about those hatched areas?

Robin Ward: Yeah, I was just wondering.

Wendy Howell: Those are just generally put so that in the general area where it is needed, it can be applied for through the application process.

Robin Ward: For commercial uses like you said?

Wendy Howell: Right.

Robin Ward: Ok.

Cathy Gealy: For convenience stores or fuel stops.

Robin Ward: Ok, I just couldn't tell ...like what this was. I mean, was it in sub-districts or something. I was just curious about those.

C/Young: Thank you. That is always set up as just kind of a general guide for future growth that is going to happen. It's kind of like ...as the city grows; you want to designate certain areas to be that way. But in itself, it's kind of a guide.

Robin Ward: Ok. Well, that's all I had.

C/Young: Ok. Thank you. And seeing no others that would desire to testify, I will close the public hearing at 6:16 pm. Next is our discussion.

2. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young: For me, I don't see anything in the proposed map that gives me questions at this time. It looks like the industrial areas to the east are kind of follow with the developments that are out there. I don't have anything else at this point; any other thoughts?

C/Hennis: No, I don't at this point.

C/Young: Ok. Then I guess I would stand for a motion.

Commissioner Hennis motions to recommend approval of 14-01-ACI (Area of City Impact Map) to the City Council as outlined in the staff report;

Commissioner Gealy Seconds, all aye and motion carried 4-0.

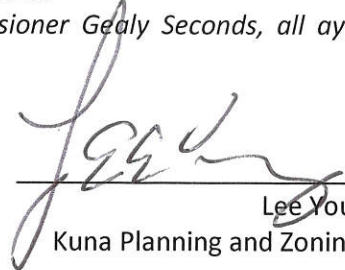
3. ADJOURNMENT:

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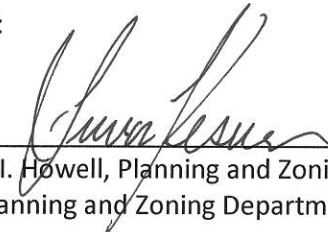
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Commissioner Hennis motions to adjourn at 6:19 pm; Commissioner Gealy Seconds, all aye and motion carried 4-0



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department